

Portsmouth Infrastructure Support Services DE-SOL-0006421

Site Tour, January 7, 2015

Morning Brief

Welcome to the January 2015 final Bidder's Tour of the Portsmouth site for the Infrastructure Support Services (ISS) procurement.

General site security briefing given. Restricted items include alcohol, cell phones, cameras ...

Safety Topic: .Everyone, be careful to stay warm in the cold conditions.

Everyone should have registered at the visitor sign-in outside. That list will be used to issue visitor badges for the Limited Area portion (in the afternoon). We will also be issuing paper badges for the morning tour.

The tour is being conducted as an unclassified tour, so please leave all cameras and recording devices including cell phones in your car. For basic safety, because we will do some walking in shops and on gravel, no open-toed shoes are allowed.

Please be aware and careful as you enter/exit the tour vehicles, and walk to and from facilities.

One of the escorts (Rick Green) will have a camera. You can ask him to take pictures, and DOE will post them later on the solicitation web site.

The tour will be focusing on buildings that the future ISS contractor will have maintenance responsibilities for, as well as some of the facilities in which custodial services will be provided. Descriptions about the facilities have already been provided in the solicitation Attachments. The earlier industry day tour hit many of these sites, but there will be new ones.

The tour will pass by some but not all of the mowing areas.

The text of this tour and any photographs made will be posted on the Portsmouth ISS Acquisition web site.

Some available sources of information about the facilities include:

- **Custodial Service Info Floor Plans** (38 pgs. On the ISS solicitation website, in the Documents folder). This file has photos or floor plans of all the facilities the ISS contractor will have custodial responsibility for.
- Att. J-15 Facilities-Area Responsibility Matrix and Site Services
- Att. J-8.C.3.4.3 Table 1 Characteristics of Facilities for Surveillance and Maintenance
- Att. J-8.3.4.3 Fencing Figures
- Att. J-8.3.4.3 Culverts
- Att. J-8.C.3.4.4.2A Listing of Roads
- Att. J-8.C.3.4.4.2C Listing of Bridges
- Att. J-8.C.3.5.1 Table 1 Custodial Facilities Description and Service Level
- Att. J-8.C.3.5.2 Figure 1 Mowing Zone Map

The tour will be done in two halves with a one hour lunch break. The tour will take about 7 hours in total to complete. We're generally planning about 15 minutes at each stop for inspections. Because many trailers are built on just a few floor plans, we will inspect only select representative buildings.

As an upfront apology, this tour commentary is scripted to ensure consistency and make sure all are provided similar information in regards to this solicitation.

Please stay together as a group as we proceed through the facilities, also stay in visual contact with guides and escorts. At some facilities, incumbent facility custodians may be present, please abide by their direction. Lastly, we will be walking through work areas, please be sensitive to facility personnel and ongoing work.

With that, let's proceed to the vans outside.

Morning Tour

Proceed to Building X-735

We are travelling towards Building X-735, otherwise known as the Landfill Utility Building or the Grounds Maintenance Garage. Some of the Government-furnished grounds' maintenance equipment for the contract has been staged there.

As we enter DOE property, on both sides of the road, you will see the X-208A outer boundary fence. The scope of this contract includes both maintenance of fencing throughout the site and vegetation control along fences, including the X-208A outer boundary fence.

Fencing will be maintained free of holes, to include replacing or resetting of fence support posts.

This facility served as the operations headquarters for the landfill when it was in operation. Today it is occupied by the current infrastructure contractor and provides offices, break areas, shower rooms, and equipment storage for the grounds maintenance department. The rest of the building is comprised of the two large garage type bay areas. The equipment located around the facility is under the control of the current infrastructure contractor. The facility is approximately 2800 square feet. The facility will be assigned to the ISS contractor.

The maintenance and custodial services for this facility are included in the PWS.

We will take a moment to view available equipment.

Proceed to Building X-744 & X-752

We are travelling towards the X-744B Salt Storage Building and the X-752 trailer complex.

We are proposing to re-furbish the existing X-744 salt storage facility to include, new roof, some replacement of structures, new wall etc. to extend the life of the existing structure. No new structure will be built. In addition we recently renovated the X-744S pad to utilize the northern portion of the pad as a temporary salt storage area. It contains @ 1000 tons of salt and will be used in conjunction with the refurbished X-744B salt storage building.

The X-752 AT1, 2, 3 and 4 trailers are assigned to the D&D contractor. They serve as office, shower, and break areas for their Waste Management and Container Management personnel,

supporting HP personnel, supervisors, facility management, and transportation logistics personnel.

As you see, X-752-AT4, 1, and 2 are all built from a common shell design. Entering, the X-752-AT4, this AT4 is a break room. AT1 and AT2 are similar office trailers, but with different interior walls.

We will proceed to X-752-AT3. This is the AT3 Bathroom trailer. There are photographs in the Floorplans file.

Mowing Area.

We are making a detour loop through some of the mowing areas away from the ISS Contractor's buildings, in order to give you a better sense of the elevation and obstacles. The Site Mowing Map is in today's handout.

We will also drive by the X-744 P and Q warehouses. You will see various pieces of roads and grounds equipment that will be government furnished. For example, there are two trailers present, 2 bush hog type mowers, a tri-deck finish mower, a 3 point hitch mower deck, and 4 snow plows stored in this area. Some equipment may be in use and bidders should refer to the property inventory included in the solicitation.

As we pass the X-744S pad, please note the government furnished loader.

Also, you will see the temporary salt storage area in support of the X-744B.

Proceed to X-1000 south parking lot

We are traveling to the X-1000 Administrative Building. X-1000 is the largest building assigned to the ISS. Its floor plans are included in the Janitorial Floor Plans file.

Note at the right (north end of LA) the cluster of three trailers. They are the X-533 cluster. We will visit them later. Similarly, the next cluster of trailers (inside the fence) is the X-633 cluster. We will visit them later, too.

X-1000 houses the DOE, DOE support contractors Restoration Services Inc, current infrastructure contractors WEMS, and some of the D&D contractor.

At right you see the X-1000 pavilion picnic area, and training building X1000-T1 beyond it. We will not be entering the X-1000-T1. It's a 2-plex office trailer divided into two areas. No bathroom or kitchen. Photos are in the Floorplans file.

As we enter the building on the right you will see the visitor reception and badging area. This area houses a portion of the personnel who support the safeguards and security portion of the PWS.

The X-1000 Visitor Control Office will be staffed by the ISS contractor personnel and is operational Monday through Friday to handle visitors to the site and to assist employees with any issues that may arise with the access control systems for the Limited Area and the Property Protection Areas.

We will proceed through the central lobby which provides access to restrooms, a telecommunications closet, the elevator, and the central stairwell to the second floor.

The ISS scope includes custodial and maintenance services for the X-1000.

The first floor south side is predominantly occupied by DOE and DOE support contractor personnel. The first floor north side is occupied by FSS security and training personnel, D&D contractor NMC&A personnel, as well as conference room, building support equipment, break/lunch room, and the training room/facilities.

We will proceed to the mechanical room and building chiller unit.

Of note for this facility, DOE receives some facility utility supply such as recirculating heating water and cooling water from USEC. Maintenance of these systems from the boundary with ACP and throughout the facility is in this PWS. Contingency efforts to provide alternate heat is also included in this PWS.

We will make a loop through the DOE area, down (south) along the east side into the RSI area, across, and back up the west side.

We will walk through the building cafeteria/break area. The building contains a number of offices, cubicle areas, conference rooms, and ISS training room.

We will proceed to the second floor which is a mix of offices primarily around the perimeter and cubicle areas in the central portion.

We will take a moment to see mechanical rooms on either end of the facility which contains heating, ventilating, and air conditioning equipment.

Proceed to X-622 South Groundwater Treatment facility.

We're travelling to the X-622 South Groundwater Treatment building.

To the north are the X-751 and X744K Ohio National Guard facilities. They are moving out soon, and the facilities may be reassigned to the incoming ISS contractor.

X-622 is the oldest of Portsmouth's groundwater treatment buildings. The ISS will have janitorial responsibility, only. It is similar to X-623 that we will see later.

Proceed to X-151 and X152 trailers.

We are traveling to the X-151 and X-152 trailer complexes. They house some of the D&D contractor staff, but the ISS contractor will have janitorial responsibility.

All the X-151 trailers have the same 1,344 ft² base structure, but varying interior layouts. We will inspect X-151D as a sample. Note that they have no bathrooms or water service. Note the personnel access X-108S exit portal at right (north).

(remount vans, and advance to the X152 trailers north end, then dismount and walk)

We will inspect the X-152 Trailer complex now.

We're skipping the fenced X-152 Data Center for now. We will visit it this afternoon.

Almost all the X-152 trailers are built on the same 10-plex layout, having border offices around a varying central area, so we will inspect Trailer X-152I only. A sample floor plan is in your handout. Note that they have a bathroom area and a kitchen area (this is typical, but varies).

We will next inspect the X-152F break room. We're skipping the X-152E bathroom trailer. It's a two-plex, not repeated elsewhere. This X-152F break room is a 3-plex.

We will walk to and point out the X-152-B Dosimetry trailer.

This concludes the morning tour. The limited area tour will begin from the Endeavor Center at 12:00 noon. Please be on time, as we will hand out individual temporary access badges then.

Return to Endeavor Center.

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Afternoon Tour:

Welcome back. You should have all gotten your temporary access badges. You must sign a second list here to get access to the actual Data Center trailer. As a reminder, no recording devices including cell phones are allowed this afternoon.
Proceed to X-152 Data Center.

We are inspecting the X-152 Data Center next. Note the MAC access portals nearby (to NW).

This is the building X-152J Data Center. This fenced complex is the data center for the Site.

The X-152J was put into service in 2013 in order to meet the growing data storage and server needs of the DOE D&D project. The facility includes the modular server container, an emergency generator and air conditioning unit. The facility houses all of the servers, data communication equipment and data storage devices for the D&D prime contractors and subcontractors. This equipment provides the host server environment for business and operations applications and databases, office automation services, such as electronic mail, and user desktop services.

The Server facility contains 14 equipment racks for servers, disk storage, and network equipment, each rack has individual air conditioning, uninterruptable power supply (UPS) & power conditioner, and connection to the site data network.

The system is protected by a fire suppression and environmental monitoring & alarm system and connected to all major site facilities via fiber optic network.

It is equipped with a 500 KW backup Generator unit.

The scope of the contract includes both the maintenance of these facilities as well as the overall operation and maintenance of the equipment within and comprehensive IT service to the D&D project to include but not limited to cyber security, mobile device management, site intranet, file storage, application deployment, help desk, portfolio management, and user support.

We will open the door to the X-152J data trailer, space is limited, so please, and limit entrance to only a few individual at a time. Note the MAC access portals nearby here (to NW). They are representative of all portals.

Proceed thru X-108A and to X-540.

We will be visiting sites inside Portsmouth's main Limited Area now. Note the personnel security portal at right.

Our first stop will be the X-540 Telephone Building.

The contract includes comprehensive telecommunications services to the site including maintenance of site systems, telecommunication services, voicemail, pagers, and mobile device management and devices to the D&D project personnel.

The X-540 Telecommunications Facility is the site location for telephone switch equipment and a major hub of the gaseous diffusion plant data network. The facility houses the Telecommunications Manager, maintenance staff and telephone switch equipment that provides service to 2600 telephones located across nearly 100 facilities on the Portsmouth site. This service is provided by 9200 pairs of copper wires terminated in the facility. Communications with the outside world come through cables connected to the X-540 facility equipment. The telephone switch handles about 115,000 calls each month.

The facility provides other services, including:

- Voicemail for site telephone users
- Teleconference bridges
- Call recording for regulatory compliance
- Shop for maintenance, administration & distribution of hundreds of individual pagers
- Fiber optic data network connectivity to all major site facilities
- Data network connectivity via copper wires to facilities not on the fiber network
- Telephone switches providing on-site only service to operations facilities
- Providing on-site & off-site communication for the X-3000 telephone switch

The scope of this contract includes maintenance of the telephone and IT systems as well as the maintenance of this facility, which will be assigned to the ISS contractor.

Proceed to Building X-104B/C.

The tour does not stop at X-760-T1,T2, directly west of X-540. They are FEMA trailers of Katrina vintage. We will see more later. The common floor plan for FEMA trailers is in the handout.

We are approaching the X-104-B & C Guards Trailers. You can see the newly installed X-104-D, which will allow closing the old X-104 main security building. Custodial services for the newly installed X-104D are included in the PWS.

Proceed to Building X720-T1.

As we drive along the X-720 facility, please note there are 4 forklifts that are located in the X-720 shipping and receiving area. The older Toyota is currently not in use, the three others are in use.

We will next visit Office Trailer X720-T1. It's a FEMA trailer, one of many, and much like the X720-T2 to the left. Both of these trailers will be part of the ISS custodial scope.

Proceed to Building X-700.

We are proceeding to the X-700 Converter Shop Building. The building is shared with the D&D contractor. The ISS contractor has the south end from the firewall that you'll see inside. There are plans to relocate the ISS shop to the National Guard building that we saw earlier, but the timing of this implementation has not yet been determined.

This facility houses the current Facilities Support Services (FSS) contractor's maintenance and planning personnel as well as the maintenance shops areas.

Grounds equipment including 2 large tractors, 5 Ventrac mowers, and 2 Kubotas should be viewable within the X-700, although may be in use.

Proceed to X-744 trailer area.

We are proceeding to the X-744 & X-157 trailer complex. They are two clusters of FEMA and X-152 trailers. We will view some representative trailers.

We will enter X-744-T6, T8 Bathroom, X157-C, and T9 Break Room.

Note that X-623 north groundwater treatment facility is nearby. It is similar to X-622 that you inspected earlier, but 30 years more recent construction. We will not enter that facility

Proceed to X-633 trailer area.

Just two more stops left. Both have FEMA Trailers. First we will stop at X-633 Office Trailers. Trailers T1 and T3 are standard FEMA trailers, so we will inspect break trailer T2.

Proceed to X-533 trailer area.

Last stop. We will inspect Office Trailer X-533-T2. Note that all these are FEMA Trailers. (The prospective bidders all declined)

Return to Endeavor Center

This concludes the tour. Thank you for your participation today. Questions can be submitted as indicated on the solicitation to the Contracting Officer at the address in the tour announcement. Please return your temporary security badges, PNADS, and safety vests. All photographs made will be posted on the Solicitation website in a few days.